



21 WHITTLE WAY
Brockworth | Gloucestershire | GL3 4YZ

HUGHES **HS** SEALEY

Welcome to... 21 WHITTLE WAY

Welcome to Number 21, Whittle Way, a two double bedroom mid terraced home, available to purchase under the shared ownership scheme. Built in 2022, for sale is a 35% share with the option to staircase and increase the % amount owned.

With seven years remaining of the NHBC warranty, the property is located within a central position within Brockworth and as such, is within proximity to a host of local amenities to include: supermarket, gym, petrol station, eateries and a public house, whilst easy access is obtained to the M5 and A417/A419.

Internally the property enjoys a welcoming entrance hall that leads through to the living room, cloakroom and kitchen/breakfast room. The kitchen/breakfast room is located to the rear of the property and enjoys a wealth of fitted units, some integrated appliances and French doors leading to the garden.

Upstairs are two double bedrooms and a three-piece family bathroom.

Externally, the property enjoys driveway parking for

two cars, located to the front of the home whilst to the rear is an enclosed garden with gated rear access.

LEASE INFORMATION

- Start date of Lease: 14th October 2022
- Length of lease: 99 years. Years remaining on lease: 96 years
- Service Charge inc. Buildings Insurance and Rental Charge £396.00 per month
- Management Company: Gloucester City Homes Ltd

As the property is a shared ownership purchase, there are some qualifying criteria to be able to purchase the property, which is:

- You can buy a home through shared ownership if both of the following are true
- Your household income is £80,000 a year or less (£90,000 a year or less in London)
- You cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household – for example, after a relationship breakdown
- You're an existing shared owner and you want to move
- You own a home and want to move but cannot afford a new home that meets your needs

You may have to show that you live in, work in, or have a connection to the area where the home is located.

KEY FEATURES

- Stunning two double bedroom home, offered for sale under the shared ownership scheme
- Available to purchase is 35% with the option to staircase at a later date
- Constructed in 2022 so meaning there is 7 years

remaining on the NHBC warranty

- Located within walking distance of a range amenities
- Two car driveway, to the front of the property and enclosed rear garden with gated access
- Entrance hall, living room, cloakroom and kitchen/breakfast room to the ground floor
- Kitchen enjoys a wealth of units plus a small selection of integrated appliances
- To the first floor is the landing, two double bedrooms and three-piece family bathroom
- Services – Mains gas, drainage, electricity and water
- Comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode: GL3 4YZ.

AGENTS NOTE:

Please note that the seller of the property is related to the Directors of Hughes Sealey Estate Agents.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY